CHRISTOPHER HODGSON

# Faversham

**£425,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Faversham

## *4 Everard Way, Faversham, Kent, ME13 7QN*

A significantly extended and beautifully presented semi-detached family home enjoying a favourable position within this highly desirable market town. The property is conveniently situated within easy reach of Faversham town centre, its excellent range of shops, amenities and schooling options, together with regular bus services and Faversham mainline railway station, offering direct high-speed services to London St Pancras.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, cloakroom, and an impressive open-plan living space comprising a contemporary kitchen, living/dining area and sitting room with doors opening to the garden. The property is finished to a high standard throughout, incorporating Karndean flooring to the ground floor and family bathroom, together with quartz worktops to both the kitchen and bathroom.

To the first floor are three generous bedrooms, each benefiting from fitted wardrobes, together with a newly refurbished family bathroom finished to a particularly high standard and incorporating a smart Aqualisa shower.

The thoughtfully landscaped and well-maintained rear garden extends to approximately 38ft (11m) and incorporates a decked seating area, creating an ideal space for both relaxation and entertaining. A garage and generous driveway provide off-street parking for several vehicles.

LOCATION
Everard Way is a much sought after position on the West side of the historic medieval market town of Faversham. The town offers an interesting mix of individual shops, restaurants, highly regarded schools, the Shepherd Neame brewery, which is Britain's oldest brewer, good local amenities and three weekly markets held on a Tuesday, Friday and Saturday. Canterbury (approximately 9.5 miles) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Mainline railway services are available at Faversham station, with the High Speed Javelin service providing fast and frequent access to London St Pancras with a journey time of approximately 63 minutes as well as services to London Victoria with a journey time of approximately 75 minutes, London Bridge, approximately 67 minutes and London Cannon Street, approximately 75 minutes. Communication links are excellent with access to the A299, A2, M2 and subsequent motorway networks.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen 10'0" x 10'0" (3.06m x 3.05m)
- Living/Dining Room 20'1" x 12'0" (6.12m x 3.66m)
- Sitting Room 17'8" x 9'8" (5.38m x 2.95m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'2" x 11'0" (3.71m x 3.35m)
- Bedroom 2 12'1" x 8'11" (3.69m x 2.72m)
- Bedroom 3 10'0" x 7'1" (3.05m x 2.16m)
- Bathroom

OUTSIDE

- Garden 38' x 28' (11.58m x 8.53m)
- Garage 31'4" x 9'3" (9.55m x 2.81m)

Luddenham Court
Oare
Oare Gunpowder Works Country Park
DAVINGTON
Faversham
London Rd
PRESTON
London Rd
Ospringe
Google
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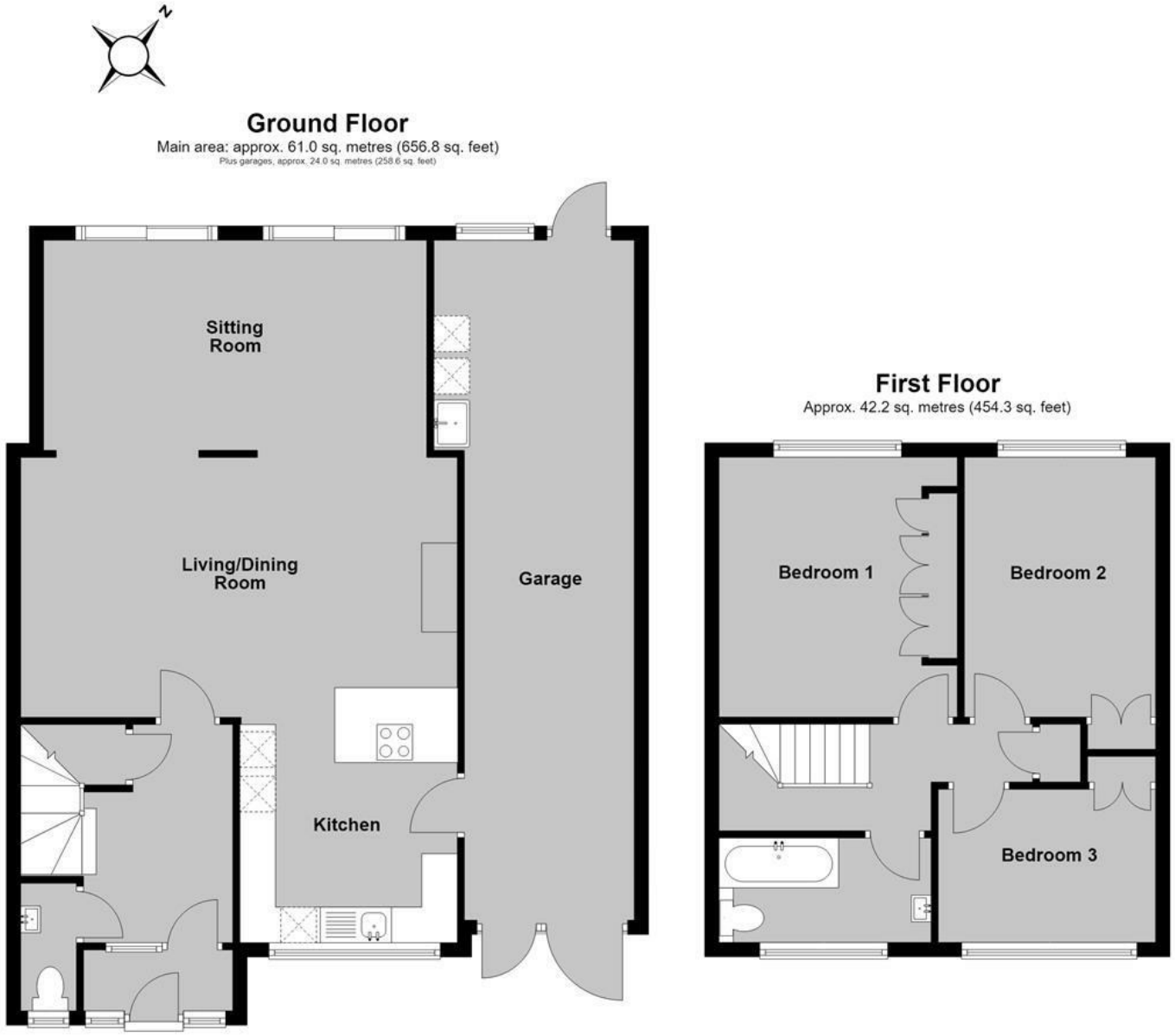


Main area: Approx. 103.2 sq. metres (1111.2 sq. feet)
Plus garages, approx. 24.0 sq. metres (258.6 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,138.00.**

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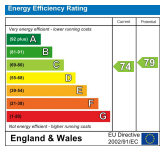


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